



| Yanwath | Penrith | CA10 2LF

Guide Price £400,000



**david britton**  
ESTATES



## Key features

- Charming period property with flexible use
- Commercial opportunity
- Previously run as a well-established village Inn
- Adjoining 2 bedroom cottage with independent access
- Ample off road parking area
- Ideally located commercial opportunity
- Edge of Lake District National Park
- Close to Pooley Bridge and Ullswater
- Modern commercial kitchen
- Beautifully present throughout

## Description

The Gate Inn is a prominent country inn sitting in the pretty village of Yanwath, close to Penrith, Pooley Bridge, Askham and Lake Ullswater. This wonderful property has been at the heart of the village community in recent years and is presented to a high standard with a host of future potential and options. It is perfect for a live/work environment with the benefit of a two bedroom cottage above with independent access, ideal for owners accommodation or further income potential.

The attractive period building has been trading for over 300 years and is a charming, full of character and original features. Internally comprising of a fully functional bar/lounge, fitted commercial kitchen, dining room and ladies & gent WC's. Externally there is pretty seating area to the front and to the rear there is a large, detached garage and an extensive parking area, with parking for a large number of vehicles.

The site also has a lapsed planning consent for 2 detached dwellings in the car park so subject to the relevant planning permissions, this has so much further potential, depending on your individual aspirations.

The 2 bedroom cottage above is a wonderful space which is beautifully presented throughout and has a wealth of character. Internally it comprises of a dining kitchen and utility room on the ground floor and on the first floor, there is a large lounge, 2 double bedrooms and a stylish family bathroom. This can be connected through a doorway into the commercial unit but also has independent access making this space very flexible owners accommodation or for an additional income potential.

Located in the desirable village of Yanwath in the Eden Valley, on the edge of the Lake District National Park, only 3.5 miles from Ullswater and Pooley Bridge. The nearby A6 offers easy access to the market town of Penrith, with major amenities and national transport links via the M6 and West Coast Main Line.

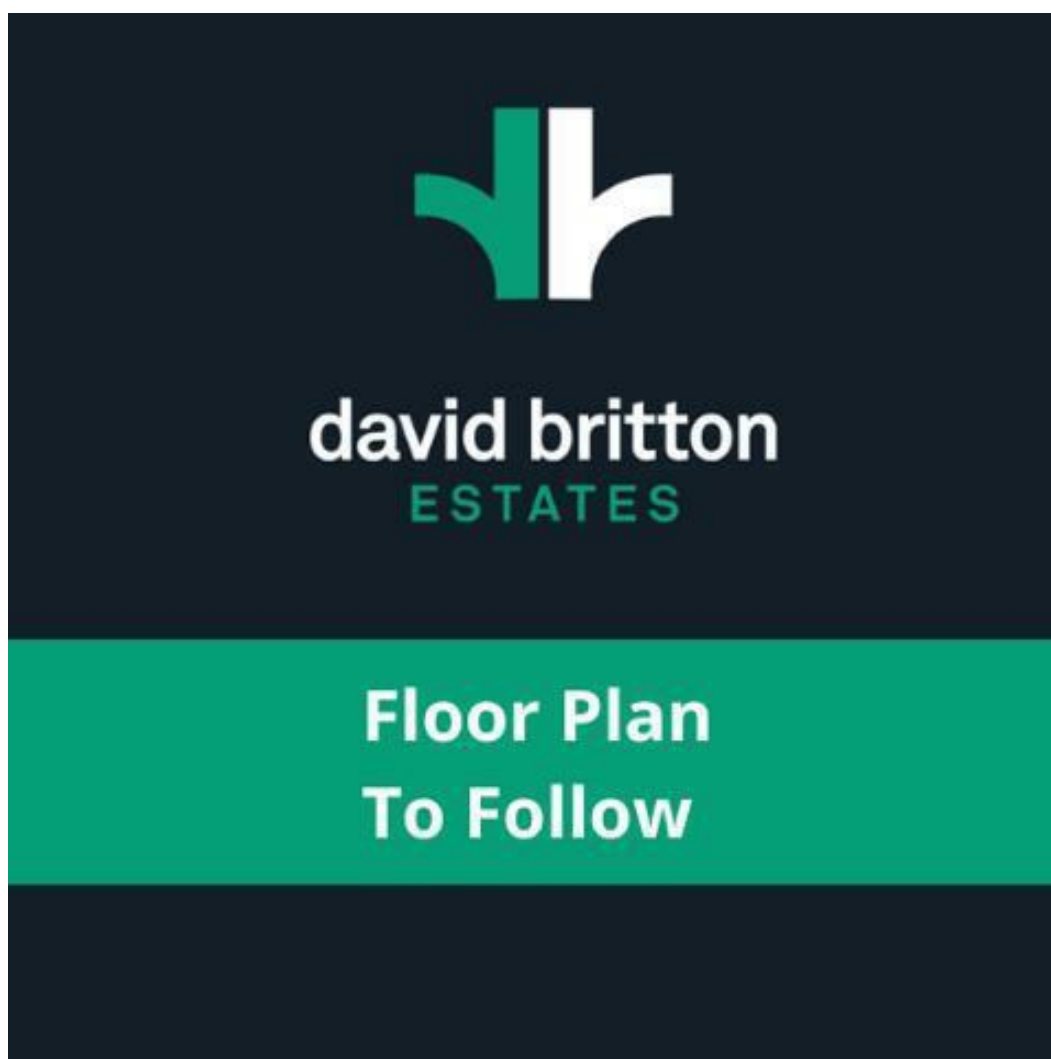
This is a fantastic lifestyle opportunity that has po

## Directions









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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